

# \$575,000 - 1, 1930 31 Street Sw, Calgary

MLS® #A2238852

**\$575,000**

2 Bedroom, 3.00 Bathroom, 1,271 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

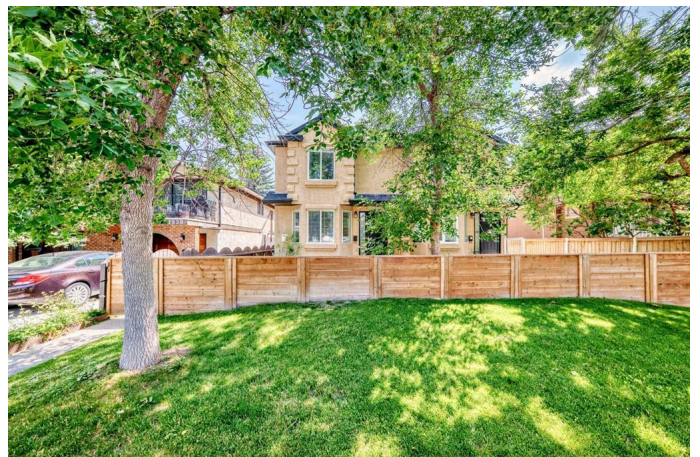
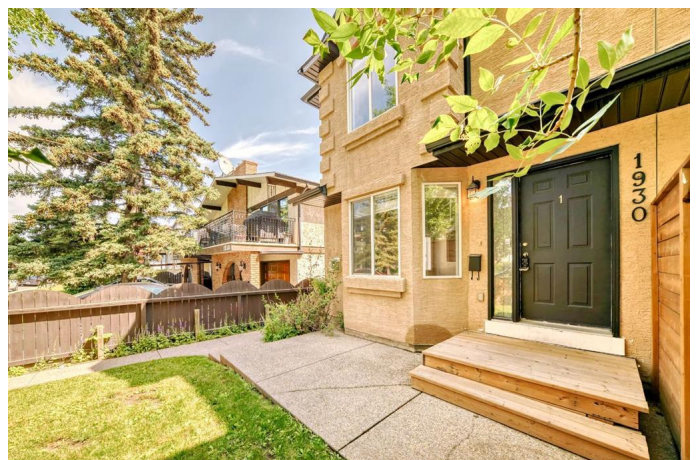
Experience the Best of Inner-City Living in this beautiful townhome in Killarney!

Welcome to a lifestyle of comfort, convenience and modern charm in the heart of one of Calgary's most sought-after inner-city communities.

Step inside to discover a bright and inviting living space, where large windows bathe the spacious living room in natural light. The thoughtfully designed kitchen features stainless steel appliances, abundant cabinetry, quartz countertops and a cozy dining nook. Upstairs you'll find two generously sized bedrooms, each featuring large walk-in closets as well as a 4 piece washroom with a rejuvenating jetted tub, a stand up shower and a skylight that floods the space with sunshine. The fully finished basement adds incredible value, featuring a large den perfect for a home office, media room or guest suite, complete with a washroom. Outside, enjoy a beautifully landscaped front yard and a detached garage that offers secure, all-season parking with additional storage. Perfectly situated just minutes from downtown, this beautiful townhome in Killarney puts you steps away from vibrant amenities, trendy shops, dining hotspots, public transit and everyday essentials.

Don't miss your chance to own this fantastic inner-city gem. Schedule your viewing today!

Built in 2000



## Essential Information

MLS® #	A2238852
Price	\$575,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,271
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1, 1930 31 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1X 0P4

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Jetted Tub, Quartz Counters, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Front Yard, Garden, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	4
Zoning	RM-4

## Listing Details

Listing Office	Century 21 Bravo Realty
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